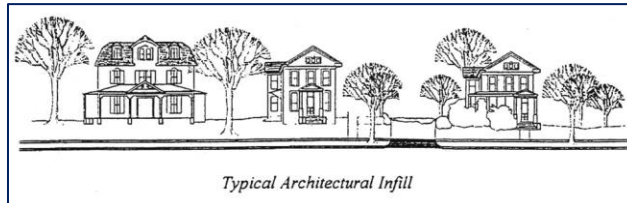


## CHAPTER VI

### CORRIDOR PROTECTION DISTRICT

#### Residential Buildings

In the **Corridor Protection District**, construction should contribute to the improvement of the architectural and visual character of these major entrance corridors to the City and the Colonial Williamsburg Historic Area. It is important that new or replacement materials are of high quality and present a good appearance. The standards in this section refer to residential development including new development, additions and major renovations in the **Corridor Protection District**.



#### ARCHITECTURAL CHARACTER

The purpose of these guidelines is to develop an overriding architectural quality of design for residential buildings in the commercial corridors. A consistent high quality of architectural design and building maintenance will improve the image of the corridors and contribute to a pleasing appearance along the major entryways in our community. Construction should respect the overall streetscape, and should preserve and enhance the natural features present on the project site.

- These guidelines describe a range of prescriptive architectural practices that can be employed in numerous ways, but still assure that any new construction, addition or alteration of existing buildings are done in such a way as to compliment and contribute to the existing scale and character in these corridors.
- Architecture for new buildings or additions should not replicate or imitate historic buildings, but be an evolution of and compatible with Williamsburg's design traditions, forms and materials.
- Replications of 18<sup>th</sup> century buildings are not acceptable.
- Traditional architectural styles associated with Williamsburg provide flexibility of design and innovative possibilities for responding to the existing pattern of development for the residential sections of the corridors, thus fitting into and building up patterns along the corridors. This includes Georgian, Queen Anne and colonial revival styles as well as bungalows and four square forms.
- Adaptations of these architectural styles ensure long-term compatibility within the city and enhance opportunities for adaptive use of buildings.
- Exceptional contemporary architectural designs should address the unique site requirements and relate successfully to nearby styles and architecture. Sensitively designed modern architecture contributes vitality and cultural continuity to these corridors. In particular, public buildings in the city are typically of modern design.
- Sustainable design and the creative use of sustainable materials will be reviewed on a case-by-case basis depending on the design of the building.

## **NEW RESIDENTIAL BUILDINGS AND ADDITIONS**

New designs should contribute to a sense of visual coherence in the corridors. For example, in a neighborhood of two-story, vertically oriented houses (Colonial Revival, Victorian, etc.) an infill project with a one-story, horizontally oriented design such as a Ranch house may not be appropriate.

The designer for infill construction should examine and evaluate the structural and natural forms that will affect the project and should creatively design a compatible solution that respects the scale and palette of neighboring architectural features.

The construction of modern tract house designs for single-family dwellings, townhomes and condominiums are not acceptable in the **Corridor Protection District**. Buildings should be designed for the specific site using building materials and construction techniques found in the city, rather than the design language of modern developer built spec houses.

- There are a wide range of materials that are used in the construction of building walls in the corridors. Acceptable materials for residential buildings are brick, wood and cementitious siding.
- Materials such as vinyl, aluminum, metal siding, synthetic stucco, and tile faced or ceramic-faced masonry units, varnished, epoxy-finished or otherwise shiny materials are not permitted for new construction.
- Wood and cementitious siding should be horizontal with a six to eight inch exposure.
- Cedar shingles may be used on select elements of a building, such as dormers or attic level gable ends depending on the proposed style of the building. In general, shingles may be combined with wood siding when the material change occurs horizontally, typically at a floor line or gable end. Shingles may be square cut or scalloped with a maximum of ten inch exposure.
- Cladding material needs to reflect the style and design of the building.
- Any wall should be built of not more than two materials, and those materials should change along a horizontal line such as a floor line or gable end. The heavier material such as brick should always be below the lighter material such as wood or cementitious siding.
- Side and rear elevations should relate to the design elements and materials of the front elevation.
- Small additions may be constructed with the same type of siding that is on the building provided it matches the existing siding material in color, size and thickness.
- Buildings with siding require foundation walls and piers of finished brick. Walls should be no less than 24 inches above grade, but should not exceed 36 inches, unless grade changes dictate more. Basements should meet this requirement unless grade changes dictate more.
- Building siting should be consistent with the street elevation, site topography and adjacent buildings. Unusual site conditions may warrant exceptions which may be approved on a case-by-case basis.

- Wood and high quality solid synthetic trim that resembles wood such as cellular PVC and cementitious boards are permitted. Samples of synthetic trim must be provided for review with the application.
- All wood siding, wood shingles and wood trim shall be sealed with paint or an opaque stain.
- Mortar used for brick should be buff or gray. White mortar is not recommended.



## **DOORS – CORRIDOR RESIDENTIAL**

- Entrance doors should be wood or fiberglass with panels or some variation thereof. Windows, side lights and transoms in entrance doors are permitted, provided that they are proportioned and appropriate to the specific style of the building.
- If entrance doors with windows have mullions/muntins they must be on the exterior.
- Flush doors with applied trim are not permitted.
- Garage doors, utilities doors, and service doors should be painted wood, aluminum or fiberglass and should correspond with the style of the building.
- Storm doors should be made of painted wood or anodized aluminum and have a full view window. Storm doors should relate to the architectural character of the entrance.
- Screen doors should be made of wood or aluminum with full view, shuttered, or appropriate for the specific style of the building.

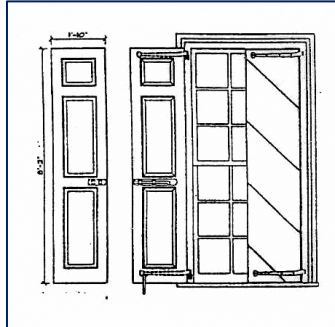


## **WINDOWS AND SHUTTERS – CORRIDOR RESIDENTIAL**

- Wood, vinyl clad wood, pre-finished aluminum clad wood and cellular PVC windows are permitted. Extruded windows are not permitted. Other types may be submitted for approval on a case-by-case basis.
- High quality synthetic windows may be approved on a case-by-case basis. Applicants must provide the AAMA/WDMA/CAS101/I.S.2/A440-11 certification reference, manufacturer's warranty (minimum 15-year), local examples of existing installation with a duration of at least 5 years, and how long the manufacturer has been in business (recommended length of business is at least as long as the warranty period).
- Windows should be rectangular, single, double, or triple hung or operable casement type. Semi-circular, circular, or hexagonal windows are permitted, but with minimal application. Windows on the ground floor should be the same proportion but slightly larger than the windows on the upper floors. Window openings in upper floors should be centered directly over openings in the first floor whenever possible. Openings in gable ends should be centered. Window openings should be at least two feet from building corners. Total glazed on the street frontage should not exceed 30 percent of the total surface.



- True divided lights or simulated true divided lights are permitted; however mullions/muntins if used must be on the exterior of the window. If mullions/muntins are used care should be taken to ensure a consistent pane size between windows.
- Wood, solid PVC and solid composite shutters are permitted. Shutters must contain appropriate hardware to appear operable. Shutters nailed to the side of a building without appropriate hardware are not permitted.



## **ROOFS – CORRIDOR RESIDENTIAL**

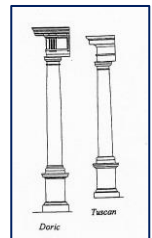
- Wood shingles, slate, synthetic slate, architectural grade fiberglass shingles, cementitious shingles and standing seam metal roofs are permitted. High quality synthetic slate roofs must meet the following minimum standards: Impact UL 2218-Class 4, Accelerated Weathering ASTM 4798—little or no color changes, and Freeze-thaw ICC-ES Acceptance Criteria ACO7 Section 4.9—no crazing, cracking or other adverse surface changes, which must be provided with the application.
- Metal roofs are recommended for porch roofs or other ancillary elements. Metal should be copper or gavalume type. Other colors may be acceptable on a case-by-case basis.
- Non glossy colored anodized metal roofs should be gray, black, brown dark green or other earth tones. Flashing may be copper, vinyl or anodized aluminum.
- Copper roofs, gutters and flashing should not be painted or sealed but should be permitted to age naturally.
- The types of wood-framed roofs typically fall into categories of symmetrical gables, gambrels, or hip roofs. Gables are the most prevalent. On one-story houses primary roofs should have slopes no less than 7:12. Secondary roofs may have slopes less than 7:12 depending on the material used (i.e. metal roof over porches can be less than 7:12). On residential structures, flat roofs should be used only on porches directly accessible from outdoors. These must have appropriate parapets or railings.
- Roofs on two-story houses may be as low as 4:12 and no steeper than 12:12.
- Gable roof ends should have a minimum overhang of 12 inches.
- Steep gable roofs like the “Swiss Chalet” shall not be used (pitches in excess of 14:12).
- Single plane pitch roofs i.e. shed roofs for houses shall not be used on the main house but can be used on wings.

- Roofs over a secondary entrance should be shed roofs supported by brackets.
- Roof penetrations should be on the rear slope of roofs and painted to match the color of the roof. Skylights or solar panels should be mounted on the rear slope of the roof, colored to match the roof and not be visible from the street.
- Dormers should have gabled, hipped, or shed roofs.
- Gutters and downspouts should be made of copper or anodized aluminum and may be half-round or ogee. Where gutters are not used, it is recommended that brick or gravel be placed at the drip line.



### **PORCHES, DECKS, TERRACES, STOOPS AND RAILS – CORRIDOR RESIDENTIAL**

- Porches with a narrow frontage should be no less than six feet deep, while porches with a wide frontage should be at least eight feet deep.
- Porches, decks, terraces and stoops should be constructed of wood or solid synthetic materials that resemble wood. If synthetic materials are proposed a sample of the proposed synthetic material must be submitted with the application for review.
- Materials for railings may be wood, wrought iron, steel or aluminum and should be designed to complement the architectural design of the building. Synthetic railings will be considered on a case-by-case basis.
- Modern deck designs are not appropriate for the front or sides of a building.
- Face nailed balusters to a bottom and top rail are not acceptable.
- Decks should be located in the rear and must be painted or stained to match the main building.
- When decks exceed 36" in height above grade the supports must be designed proportionally.
- Hollow vinyl materials and rails are not acceptable.
- Screened porches should be located on the side or rear of the building.
- Columns are preferred to be Tuscan or Doric orders, although other types exist within the area. When used, columns should have correct proportions and profiles as described in *The American Vignola* and other traditional pattern books.
- Columns may be made of wood, although certain grades of fiberglass columns and cellular PVC are acceptable.
- All square posts should be no less than 5x5 inches.
- Wood columns and posts should be sealed with paint or opaque stain.
- Stoops at secondary entrances should be made of wood, brick or concrete. If made of concrete the sidewalls and stair risers should be faced with brick.



### **CHIMNEYS – CORRIDOR RESIDENTIAL**

- Chimneys can be used but are not required. They should be constructed of brick (unpainted) or if constructed with the same material as the siding of the building, painted to match the building.
- Stucco is not permitted.
- Chimneys should be capped to conceal spark arresters.
- Primary chimneys should be rectilinear in design and are preferred to have a corbelled termination in keeping with existing types.



### **OUTBUILDINGS – CORRIDOR RESIDENTIAL**

- Outbuildings must meet the same criteria (i.e. walls, openings, roof etc.) as noted above for the main building.
- Metal outbuildings are not permitted.





## **FENCES – CORRIDOR RESIDENTIAL**

- Wood, aluminum and wrought iron fences that are in keeping with a residential scale are permitted. The maximum height allowed for fences located in a front yard is four feet with up to six feet being allowed for a side or rear yard.
- Salt-treated wooden fences must be painted or stained.
- Chain-link, wire, plastic, and vinyl fences are not permitted.
- The finished side must face the street and/or adjoining properties.
- Fences should contribute to the site's character and not detract from the site's principal architectural features and should be compatible with adjacent sites.
- Fences that disrupt the harmony of the streetscape by breaking up established architectural rhythms are discouraged.





## **SITE ELEMENTS, SITING AND LANDSCAPE FEATURES – CORRIDOR RESIDENTIAL**

- Site elements should contribute to the site's character and not detract from the site's principal architectural features and should be compatible with adjacent sites.
- Mechanical equipment and trash facilities should be located in a side or rear yard and screened with a fence which must be stained or painted to match the building.
- Retaining walls in front yards shall be constructed of brick. Retaining walls not located in a front yard and visible from the street may be constructed of brick, stone, block, or smooth finished concrete. If rails are required they should be constructed of wrought iron or aluminum and colored to blend in with the building.
- Site furnishings such as tables, chairs, benches, planters, flower pots, light poles, trash containers, bike racks and the like, must be submitted and approved by the Board on a case-by-case basis.

## **SMALL CELL WIRELESS FACILITIES – CORRIDOR RESIDENTIAL**

- Facilities may be located where they are not visible from a public right-of-way if appearance and screening requirements are designed as outlined in the Design Review Guidelines. Co-location on utility poles on private property may be permitted if appearance and screening requirements are designed as outlined in the Design Review Guidelines.
- Facilities shall be painted the same color as the building for facilities affixed to the exterior of a building. All surfaces must contain a matte finish. Co-location on utility poles on private property must be painted to match the utility pole color. No shiny or reflective surfaces shall be allowed.
- Screening may be required for facilities. If required, screening shall match the existing building material. If there is no existing building, the facility must be screened with a wooden privacy fence not to exceed six-feet in height. Salt-treated wooden fences must be painted or stained with the finished side of the fence facing the street and/or adjacent properties.



## **ACCEPTABLE COLORS – CORRIDOR RESIDENTIAL**

- Buildings shall be stained or sealed a natural earth tone or should be painted using colors from the following Benjamin Moore Williamsburg color palette. Colors with an \*\* and highlighted in red are not allowed for the body or siding of a building. If used they would be limited to doors, shutters, trim and windows.

### **White and Tan Color Range**

Harwood Putty CW-5	Capitol White CW-10	Parish White CW-15
Geddy White CW-20	Williamsburg Stone CW-25	Market Square Shell CW-30
Palace Tan CW-35	Lime White CW-95	Prentis Cream CW-100
Bracken Cream CW-105	Calcite CW-110**	Cornice Tan CW-115
Bracken Biscuit CW-120	Brush Beige CW-125	Coffeehouse Tan CW-130
Timson Sand CW-140	Brick House Tan CW-145	Randolph Bisque CW-185
Raleigh Tan CW-190	Chowning's Tan CW-195	Franklin White CW-200**
Galt Peach CW-210**	Byrd Beige CW-365	Wythe Tan CW-415
Bruton White CW-710		

### **Brown and Black Color Range**

Raleigh Sorrell CW-135	Everard Coffee CW-150**	Revolutionary Storm CW-155**
Dixon Brown CW-160	Coffeehouse Chocolate CW-165	Tarpley Brown CW-170
Tucker Chocolate CW-175**	Bucktrout Brown CW-180**	Walnut CW-240**
Reid Brown CW-260	Charlton Brown CW-265	Mopboard Black CW-680**
Lampblack CW-695	Bone Black CW-715**	

### **Gray Color Range**

Tavern Gray CW-40	York Gray CW-45	Tyler Gray CW-50
Finnie Gray CW-55	Cole Stone CW-60	Gunsmith Gray CW-65**
Pelham Gray CW-70**	Randolph Stone CW-75	Carter Gray CW-80
Randolph Gray CW-85**	Tavern Charcoal CW-90	Powell Smokehouse CW-360**
Pearl CW-640**	Powell Gray CW-665**	Ambler Slate CW-685**
Bracken Slate CW-690**	Slate CW-700	Tucker Gray CW-705
Bone Black CW-715	Geddy Gray CW-720**	

### **Red Color Range**

St. George Red CW-245**	Carriage Red CW-250	Palace Arms Red CW-255
Nicholson Red CW-270	Cochineal Red CW-330**	

### **Green Color Range**

Gloucester Green CW-440**	Burwell Green CW-445**	Greenhow Moss CW-450**
Timson Green CW-470	Palmer Green CW-475**	Bassett Hall Green CW-480
Burgess Green CW-485**	Levingston Green CW-490	Russell Green CW-495**
Nicholson Green CW-500**	Windsor Green CW-505**	Waller Green CW-510
Palace Green CW-520**	Raleigh Green CW-525**	Colonial Verdigris CW-530**
Buffet Green CW-535**	Goodwin Green CW-555**	

### **Blue Color Range**

Everard Blue CW-575**	Wetherburn's Blue CW-580	Washington Blue CW-630**
Apollo Blue CW-645	Chiswell Blue CW-660	Brush Blue CW-675**

### **Yellow and Gold Color Range**

Ludwell White CW-275	Moir Gold CW-280**	Gamboge CW-285**
English Ochre CW-290**	Sweeney Yellow CW-370	Tavern Ochre CW-375
Massicot CW-380	Coffeehouse Ochre CW-385	Bryan Ochre CW-390
Governor's Gold CW-395	Damask Yellow CW-400**	Chamber Yellow CW-410
Wythe Gold CW-420	Scrivener Gold CW-430	Everard Gold CW-435

- Painted siding and trim should be limited to two colors from the approved color palette unless additional colors are approved by the Architectural Review Board on a case-by-case basis. A third color may be used for shutters and doors.
- Additional paint colors from the approved color palette may be approved on a case-by-case basis.
- Wood fences and decks must be painted or stained if this is necessary to complement the site or is required for maintenance of the materials.
- If colors are proposed that are not from the approved color palette they may be approved by the Architectural Review Board on a case-by-case basis. Specific color chips or samples to include the color name must be submitted with the application.





## **EXISTING RESIDENTIAL BUILDINGS – CORRIDOR RESIDENTIAL**

Maintaining and repairing historic architectural features such as siding, trim, doors, windows and other architectural features or details is important in preserving the remaining historical buildings in the City. Conservation is preferable to reconstruction because it preserves evidence of past building practices and construction techniques by retaining original materials.

- Residential buildings with original wood siding, trim, windows and architectural features should be retained and repaired.
- If replacement is necessary because of severe deterioration any replacement should match or duplicate the existing material or product. Matching an existing material or product does not require approval by the Architectural Review Board.
- Any change in material requires approval from the Architectural Review Board.
- For specific materials that are allowed refer to the New Buildings and Additions section above for the ***Corridor Protection District***.
- Storm windows should be full view and constructed of wood or aluminum.
- For buildings with synthetic materials such as aluminum and vinyl or a material no longer available such as asbestos or Masonite replacement with other siding may be acceptable if approved by the Architectural Review Board.
- For guidance on rehabbing older buildings see Chapter IX Rehabilitation.



## **APPROVAL OF NEW MATERIALS**

The Architectural Review Board will continue to review new materials on a regular basis and may approve them for use on a case-by-case basis. New materials may be presented to the Board during any regular meeting, and should include a sample of the material and the manufacturer's specifications for the material. If the Board feels that the ***Design Review Guidelines*** should be amended to include the new material, the Board may initiate an amendment to the Guidelines in accord with Article IX, Architectural Review, Sec. 21-853(h), of the Zoning Ordinance.

# CORRIDOR PROTECTION DISTRICTS

